

**SITE PLAN**  
SCALE: 1" = 10'

CONNECT TO EXISTING SEWER SYSTEM

## LEGAL DESCRIPTION

LOT 13, BLOCK 28, AMENDED PLAT OF KEY LARGO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 62 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

## COMPLIANCE WITH THE FLORIDA BUILDING CODE

To the best of the undersigned's ability and professional judgement, these plans meet the requirements of the Florida Building Residential Code (FIRC), 2014

## TERMITE PROTECTION

Provide preconstruction treatment protection against subterranean termites in compliance w/ FBC Section 1816.1-1816.2

A Certificate of Compliance shall be issued to the building department by a licensed pest control company that contains the following statement:

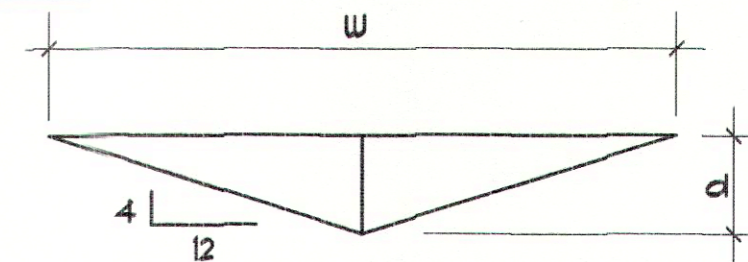
'The building has received a complete treatment for the prevention of subterranean termites. Treatment is accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services.'

## STRUCTURAL DESIGN CRITERIA

ASCE 7-2010  
BASIC VELOCITY - 110 MPH, AT A HEIGHT OF 30 FEET.  
EXPOSURE: D  
RISK CATEGORY: II

UNIT AREA	
RESIDENCE A/C AREA 159 SF. X 2 FLOOR	318 SF.
RESIDENCE ROOF AREA	875 SF.
GRAVEL DRIVEWAY	248 SF.

RECEIVED  
APR 25 2016  
2016-061  
MONROE CO. PLANNING DEPT



## SWALE TYPICAL CROSS SECTION

N.T.S.

## MONROE COUNTY RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

### 1. Determine Total Impervious Coverage on site:

#### a. Determine Impervious Coverage EXISTING prior to new improvement:

Roof/slabs	A	ft <sup>2</sup>	Sidewalks	D	ft <sup>2</sup>
Decks / Patios	B	ft <sup>2</sup>	Pool/Deck	E	ft <sup>2</sup>
Driveways	C	ft <sup>2</sup>	Other	F	ft <sup>2</sup>

Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F) 0.00 1a

#### b. Determine NEW Impervious Coverage PROPOSED with improvement:

Roof/slabs	A	875.00	ft <sup>2</sup>	Sidewalks	D	0.00	ft <sup>2</sup>
Decks / Patios	B	0.00	ft <sup>2</sup>	Pool/Deck	E	0.00	ft <sup>2</sup>
Driveways	C	248.00	ft <sup>2</sup>	Other	F	0.00	ft <sup>2</sup>

Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F) 1,123.00 1b

Total Impervious Coverage: EXISTING + PROPOSED (1a+1b) 1,123.00 1

### 2. Determine Percentage of Impervious Coverage on site:

1,123.00 1 ft<sup>2</sup> / 2,700.00 ft<sup>2</sup> = 41.59% 2 % of Impervious Coverage

### 3. Determine "Disturbed Area" [(114-3)(P/2) 4]

2,700.00 3 ft<sup>2</sup> - 0.00 ft<sup>2</sup> = 2,700.00 3 Disturbed Area

Total Lot Area Native Vegetation - If no BMP enter "0"  
For the purposes of this section, the term "disturbed area" includes the entire lot except that the areas covered by the following best management practices (BMP) shall be subtracted from the calculation of disturbed area: (i) Forested upland areas/vegetative buffer strips (both natural and manmade) which will be retained intact and over or through which vehicular access or travel is not possible and will not occur; and (ii) Open water surfaces and wetlands (salt marsh, buttonwood, mangroves, or freshwater marsh habitat types). It will be the responsibility of the applicant to affirmatively demonstrate that the best management practices used for the project are designed, constructed, and maintained properly.

### 4. Determine Required Swale Volume - Complete a, b, or c:

#### a. For a NEW home with less than 40% Impervious Coverage, use:

2,700.00 3 ft<sup>2</sup> X 0.083 = 224.10 4a Swale Volume

Disturbed Area

#### b. For a NEW home with 40% or greater Impervious Coverage, use:

2,700.00 3 ft<sup>2</sup> X 0.208 X 41.59% 2 = 233.58 4b Swale Volume

Disturbed Area % of Impervious Coverage

#### c. When only new impervious area requires storm water retention (Existing Single Family & Duplexes Only):

1. When the total lot impervious coverage remains below 40% after the additional development:

1,123.00 1b ft<sup>2</sup> X 0.083 = 93.61 4c1 Swale Volume

Impervious Coverage PROPOSED Swale Volume

2. When the new development increases the total lot impervious area to 40% or above:

1,123.00 1b ft<sup>2</sup> X 0.208 = 233.58 4c2 Swale Volume

Impervious Coverage PROPOSED Swale Volume

### 5. Determine Swale Length (Swale side slopes must be no steeper than 4:1)

(7.00 ft X 0.88 ft) / 2 = 3.06 ft<sup>2</sup> Cross Sectional Area\*\*

Width Depth

233.58 ft<sup>3</sup> / 3.06 ft<sup>2</sup> = 76.27 ft Swale Length

Swale Volume Cross Sectional Area

Either 4 - a, b, c1 or c2 (\*\*e.g. a V-shaped swale with 4:1 slopes, 8 feet wide and 1 foot deep has 4 SF of Cross Sectional Area.)

Sources: These Formulas are derived from the criteria for Water Quality treatment in paragraphs (f)(2)(b) & a. of Monroe County Code 114-3. Updated 9/5/2012

305-911-0052

ORLANDO PEREZ, JR.  
\* ARCHITECT \*  
13052 SW 193 CT, MIAMI, FL 33166  
architect@jrpj.com

MR & MRS. JESUS & DIANA MONTEAGUDO  
LOT 13, GULF DR. KEY LARGO,  
MONROE COUNTY, FLORIDA 33031  
RE# 00529310-000000

DRAW BY: J.L.A.

DATE: 04/04/16

C-0